



FOR SALE

DETACHED

MLS# C14099904

397 Brooke Avenue, Toronto, ON M5M 2L5

Bedford Park-Nortown, Toronto · M5M 2L5

C\$ 2,339,000

4	4	2,250	4	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bright & Beautiful On Brooke! Situated In The Heart Of Ledbury Park, A 3+1 Bedroom, 4 Bathroom Great Entertaining Family Home With A Highly Functional Layout. An Open Concept Kitchen/Breakfast/Family Room With New Floor to Ceiling Windows Overlooking The Deck & Deep Sun-filled South Facing Landscaped Back Yard. Perfect For Family Gatherings. Easy Flow From Formal to Casual Spaces. The Main Floor Features 10 Ft Ceilings, Oak Harwood Flooring, Crown Moldings A Convenient Powder Room And A Sweeping Staircase To The Second Level. A HUGE Primary Bedroom With Built-Ins, A Sitting Area, Juliette Balcony, Large W/| Closet & 5 Pc Ensuite. Two Additional Bedrooms, A 4 Pc Bath And Ample Closet Space. The Lower Level Expands The Living Space With A Recreation Room, 4 Pc Bath And An Additional Bedroom With The Option Of Teenage Space, Guest Room Or Nanny Suite!!! Note Direct Access To The Garage. Close to both Bathurst. A Short Walk To Avenue Road With All The Vibrant Life There Is On Offer. Restaurants, Shopping, TTC & Close To The 401

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

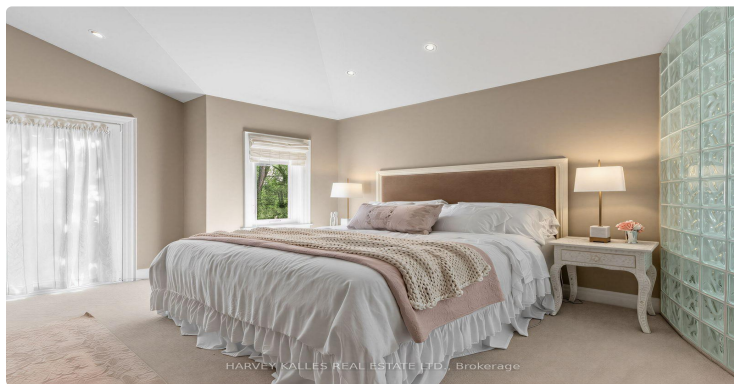
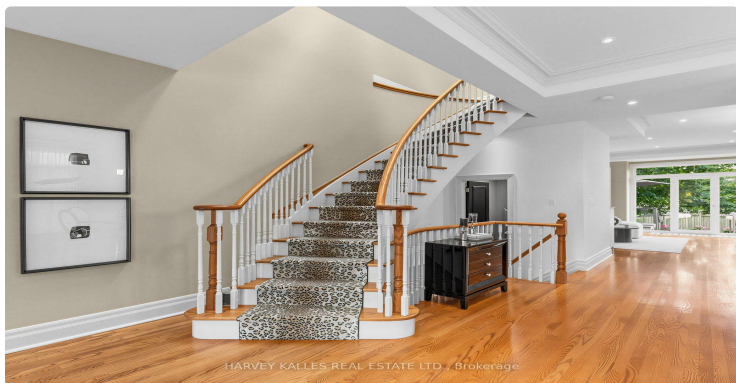
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	16-30 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,551
POSTAL CODE	M5M 2L5
NEIGHBOURHOOD	Bedford Park-Nortown

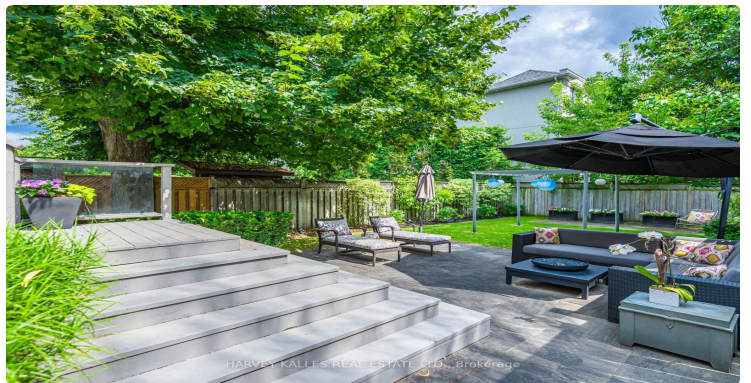
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Hardwood Floor, Moulded Ceiling
Dining Room	Ground	—	Combined w/Living, Hardwood Floor, Moulded Ceiling

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Combined w/Family, Open Concept, Hardwood Floor
Breakfast	Ground	—	Combined w/Kitchen, Open Concept, Hardwood Floor
Family Room	Ground	—	W/O To Deck, Overlooks Backyard, Hardwood Floor
Primary Bedroom	Second	—	5 Pc Ensuite, Cathedral Ceiling(s), Walk-In Closet(s)
Bedroom 2	Second	—	Double Closet, Cathedral Ceiling(s)
Bedroom 3	Second	—	—
Recreation	Basement	—	B/I Bookcase
Bedroom	Basement	—	—
Foyer	Main	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.